

TWO BUILDING ENTERPRISES, TO COST MILLION, PLANNED

**Riggs Bank Interests and C. H. Tompkins,
Local Builder, Project Improvements
in Upper 14th Street.**

Plans for a real estate and building development involving nearly a million dollars for upper 14th street, in the block between Park road and Monroe street northwest, were announced today by Riggs Bank interests and Charles H. Tompkins, local investor and builder.

The Riggs Bank interests, which have recently acquired control of the Hamilton Savings Bank, with banks and offices at 7th and I street and 14th and Park road, will proceed at once to erect a two-story, fireproof bank, store and office building at the corner of 14th and Park road.

Mr. Tompkins' Proposal.
Along with this project, Charles H. Tompkins will erect on the site of the old Stratford Hotel, at the corner of 14th and Monroe streets, recently purchased by him, a fireproof building similar in design. Mr. Tompkins will have charge of the construction of the bank building as well as that of his own enterprise. Both buildings are from plans by George M. Ray, architect. While present plans call for only a two-story building in each case, the foundations and structural parts are being made sufficient to carry the entire structure eight stories high at any time this may become necessary.

This will mean that there will be a new building on the entire 14th street frontage from Park road to Monroe street, extending east on Park road 121 feet and east on Mon-

roe street 141 feet. The post office, which now occupies a part of the bank property, will not be disturbed at this time.

The exterior of both of these buildings will be of classic design, of Indiana limestone and metal.

Designed to House Bank.
The building at 14th and Park road will house a large bank at the corner, surrounded by nine stores—two on Park road and seven on 14th street—with offices above. The building at Monroe street, which will be known as the Stratford building, will contain fourteen stores—eight on 14th street and six on Monroe street—the second floor being arranged to accommodate a large bowling alley, with space for twenty alleys, a lounge and rest rooms. There will be a cellar under both buildings, and each store will have its separate cellar and separate rear entrance—the rear entrance being taken care of by a large court in the rear of the buildings connecting with a private alley, giving access to Park road as well as Monroe street.

It is felt that an improvement of this nature will be of deep interest to the merchants of upper 14th street because it will offer a high type of stores and offices, each store being approximately 15 by 25 feet. The ceilings of the stores will be high enough to accommodate mezzanine balconies for future growth.

The Riggs Bank interests intend that the bank at 14th and Park road shall be fully equipped in every particular to offer every facility now available in a modern bank.

The rental management of both buildings will be handled through the real estate office of Randall H. Hagner & Co.

STEWART CASTLE SITE PURCHASED

**Historic Lot on Dupont Circle
Acquired by Charles
W. Semmes.**

Sale of the site on Dupont circle of the historic Stewart castle, formerly one of the landmarks of this section of the city, by ex-Senator Clark of Montana to Charles W. Semmes, for a price said to have been considerably more than \$200,000, was announced this week by the Real Estate Investment Company and Randall H. Hagner & Co.

It is understood that Mr. Semmes, who is president of the Semmes Motor Company, contemplates erection on the corner of a large automobile showroom, subdividing the remaining plot for investment purposes.

Falls to Business.
The old "castle" some years ago became a victim of the business inroads in the Dupont circle district. Ex-Senator Clark has held the property for a number of years. The site located at the intersection of Connecticut and Massachusetts avenues and fronting on the circle, sold for more than \$10 a square foot.

to above \$500,000 for the week. Several properties in Chevy Chase figure in these transactions. One of them is a home at the corner of Connecticut avenue, street named after the old Chevy Chase. This property contains about one-half an acre of ground, shaded by forest trees. The residence is of stucco and there is a garage for two cars. The purchaser was R. E. Burks.

Another Residence Passes.
The property at 1721 H street was sold for Mrs. Paul Bartlett of New York for \$185,000. This property has a frontage on H street of fifty feet, and marks the passing of another home owned through the Washington to business.

The property at 1306 Rhode Island avenue has been purchased by the Columbia Preparatory School, which George B. Schumann is the principal. This is a large brick residence, containing fourteen rooms, formerly owned and occupied by Judge Job Barnard of this city.

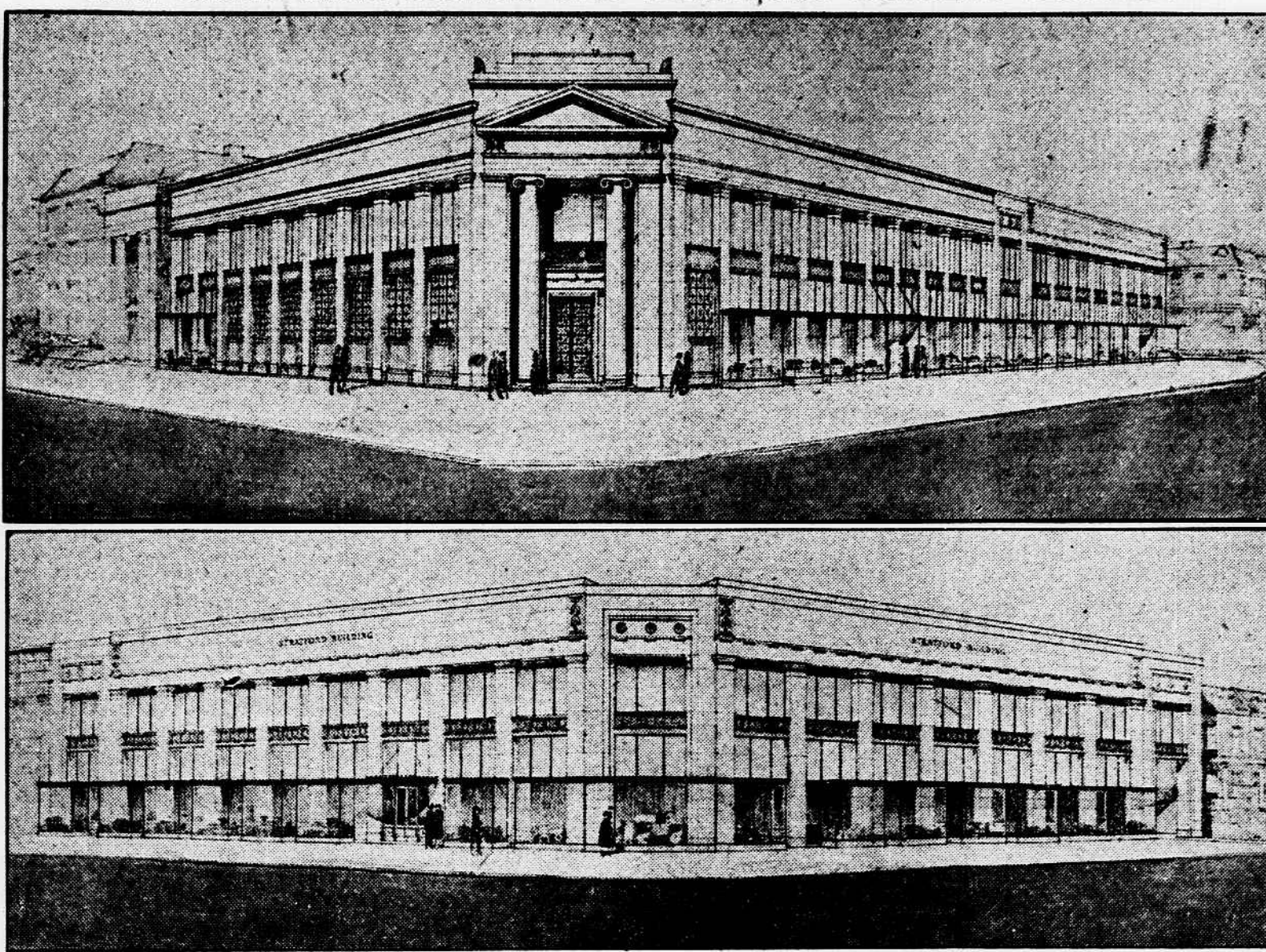
The residence, 1326 I street, was also disposed of to an out-of-town purchaser for a consideration in excess of \$85,000. The house contains ten rooms and is one of the older residences of this city. The new purchaser intends to extensively remodel the house.

Premises 1902 Calvert street was sold for Ralph E. Potter of this city to Ralph E. Potter.

A large lot at the corner of 18th and I streets, containing over 7,000 feet of ground, was transferred from Thomas Fortune Ryan of New York to a local investor. It is understood the new purchaser intends to erect a large apartment house on this site.

A residence in Cleveland Park, 2908 Ordway street, was sold to a local purchaser.

NEW RIGGS BANK BRANCH AND STRATFORD BUILDING PLANNED.



Architect's conception of how the new banking and office buildings, to be erected in the block between Park road and Monroe street on upper 14th street, will appear when completed. Above is the new Riggs Bank branch, to go up on the corner of Park road, and below is the Stratford building, to be erected by Charles H. Tompkins.

ECONOMIC LOSSES BY FIRE PORTRAYED

**Real Estate Class at Y. M.
C. A. Told of Immense
Property Destruction.**

Tremendous economic losses sustained through destruction of property by fire were brought to the attention of students in the real estate class this week at the Y. M. C. A. by R. S. DeEspard, local insurance man.

Figures obtained by the National Board of Fire Insurance Underwriters through carefully prepared statistics, it was stated, show a total loss from fire in the United States and Canada during the past fourteen years amounting to \$3,410,752,600, which is an average yearly loss of \$243,625,200. It was noted that the loss for 1920, amounting to \$230,823,925, was far in excess of that of any previous year.

Expressed in another way, he

stated, the loss from fire annually averages one-fourth the value of the average annual production of new buildings. The gross loss in this country is greater than all of Europe combined. These figures, it was explained, do not actually cover the whole field for the reason that they are gathered from insurance statistics and it has been estimated that property to the extent of \$400,000, 80% not covered by insurance, was destroyed in the United States and Canada during the year 1920 by fire.

Another startling feature of this needless economic waste, according to an estimate for 1920 prepared by a committee of the Fire Marshals' Association of North America, is the terrific loss of human lives due to fires which, it was stated, averages 23,000 persons per year for the ten years preceding 1920.

From a careful study and analysis of statistics the National Board of Fire Insurance Underwriters has issued a statement concerning the proposition of fires that could properly be classed as preventable.

Payments Made on Losses.
From figures classified for the five-year period 1915-1919 the insurance company actually made payments for fire losses that are classed as preventable in the following amounts: Matches and smoking, \$73,500,000; defective chimneys and flues, \$56,700,000; stoves, furnaces, boilers and their pipes, \$55,100,000; sparks on roofs, \$29,300,000; petroleum and its products, \$25,900,000; open lights, \$12,900,000; hot ashes and coals and open fires, \$11,800,000; gas, natural and artificial, \$10,200,000; ignition of hot grease, oil, tar, wax, asphalt, etc., \$4,500,000; rubbish and litter, \$3,500,000; steam and hot-water pipes, \$1,900,000; fireworks, firecrackers, etc., \$1,500,000.

According to Mr. DeEspard, the idea of having certain days, or perhaps weeks, set aside each year for the purpose of educating the public in fire prevention is economically very valuable for the reason that the cause of fires, generally speaking, is within the control of the public.

Methods of Adjustment.
In outlining the methods of adjusting claims for reimbursements of fire losses, Mr. DeEspard stated that competent adjusters who devote their entire time and study to this subject are employed by the insurance companies. These adjusters arrive at the sound value of property destroyed by construction and replacement costs and in some instances call in expert appraisers. In the matter of settling a claim for loss, it was stated that the moral hazard was considered to a very large extent. At the conclusion of Mr. DeEspard's lecture a set of forms used in the work of adjusting fire losses was distributed to the class and their use explained by the lecturer.

At the next meeting of this class, which will be held Tuesday night, December 20, Jesse H. Hedges, local realtor, will lecture on the subject of "The Art of Selling Real Estate."

APARTMENT BUYERS CHOOSE OFFICERS

**Report Complete Harmony
in Co-Operative Plan
During Year.**

Elections of officers of the corporations which purchased ten apartment buildings here on the co-operative plan were held at annual meetings of the stockholders during the past week. The buildings were sold by the Allan E. Walker Company.

Reports of the president of each of the corporations outlined the operation of the building in his charge for the year, together with the plans for the new year. In every case it was set forth that complete harmony and accord prevail and the spirit of co-operation has done much toward bringing real home life to the apartment.

List of New Officers.
The list of officers and directors elected by each corporation follows: Avondale Owners, Inc.—Albert W. Howard, president; Charles J. Stockman, secretary; Clinton R. Robb,

BUSINESS DISTRICT INVADING FORMER RESIDENTIAL SECTION

**Real Estate Men Note Sweeping Changes.
Also See Rise in Property Values
as Expansion Takes Place.**

Real estate men are watching with interest the transformation of former exclusively residential sections of Washington into business thoroughfares, brought about by the congested condition which exists in the downtown commercial section of the city.

The district to the north of the present central business section, now located along Pennsylvania avenue, E, F and G streets, is undergoing a gradual, but nevertheless complete, change at the hands of investors serving the needs of various industrial, financial and professional interests, it is observed.

This district, bounded roughly by H street on the south and K street on the north, and lying between 14th street and Connecticut avenue, for many years was the stronghold of some of the capital's pioneer residents. Brownstone and brick front dwellings of two, three and four stories, popular in the day, lined both sides of the intersecting street, and the aspect presented was one of quiet, homelike splendor.

Great Changes Noted.
Today a different scene is presented. Wrecking crews may be seen on several of the streets engaged in tearing down these old mansions, and construction gangs are occupied in erecting fine new business buildings, generally with white limestone or stucco fronts that stand out in sharp contrast to neighboring dingy residences of an earlier day.

K street is perhaps the thoroughfare sustaining the most rapid growth from a business standpoint, according to a survey of the street recently made by a representative of The Star.

Dating from the first invasion of this residential section several years ago, when the Wardman building and the corner structure adjoining broke into the block, numerous changes have been effected from time to time, and these, with building projects totaling millions of dollars in course of completion or contemplated, will, what would be a startling result in the eyes of those who first built their homes in this locality.

Starting at 14th street and walking west on K street, The Star representative noted first the scene actively on the site of the old Hamilton Hotel, where a new eleven-story hotel is going up. Further along the block it was recalled that a local investor some time ago acquired the old residences adjoining the Department of Justice, with a view to erecting a tall office building there. Across the street, on the northwest corner of Vermont avenue and K street, signs of a prominent realtor's office indicate that this fine old home has been turned into a really "booby" west door is a large brownstone residence, 1430 K street, serves as headquarters for the George Washington University Law School.

Many Other Projects.
A number of remodeling projects in the 1500 block, on the south side, were noted. Next door to the whitestone Redmond building was seen the office of a builder and architect, and on the southeast corner was a realty office, all turned from residential to business uses. On the north side, at first glance, it appeared that the habitations remained intact, but it was then recollected that a hostelry of ten or eleven stories and costing several millions of dollars is planned on the Wardman property site.

Process of remodeling and rebuilding was well advanced. Four new limestone fronts appear on the south side of I between 14th and 15th streets, and several real estate and business offices are on the opposite side in old dwellings. H street has virtually no appearance of having been once residential.

Reasons for Changes.
In this connection R. L. McKeever, local realtor, said as to the reasons for these changes: "Washington," has outgrown in population, the size of the present business district, like the small boy, is beginning to show evidence of "growing pains." The central business district has to expand, and is expanding. Already some of the smaller firms are moving off F and G streets to nearby side streets, and this movement is rapidly taking the city out of the class of the one or two business street towns.

"The demand for F and G street properties from firms outside of the city as well as in Washington is so great and it is so exceedingly difficult to find any property on either of these streets of which possession can be had by the purchaser that the prices of the limited few available must necessarily become very high and increase accordingly as the years go by."

"It is easily seen and easier to prophesy that as the older dwellings are replaced with store and office buildings values will enhance very rapidly. It is to these districts that the long-headed investor is now casting his eye with a view of future, and not very far distant, profits."

For Rent Stratford Building

(Former Site of Stratford Hotel)

14th and Monroe Streets

Desirable modern stores with basements
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1415 Harvard St. N.W. MT. PLEASANT**

Semi-detached brick, built by one of Washington's best builders for his home; 10 large rooms (5 bedrooms) and bath; h.w.h., electric lights, three cabinet mantels.

In first-class condition. Ample garage space.

Can be bought cheap on attractive terms.

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1865 Monroe St. N.W.

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Pretty colonial brick home, thoroughly modern, six large rooms, tile bath, double rear porches; deep lot to alley; room for garage.

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Best Location in City

A few steps from 14th st. car line

\$1,000 Cash

Exhibit house, 1208 Jefferson St. N.W.

Six good livable rooms and bath

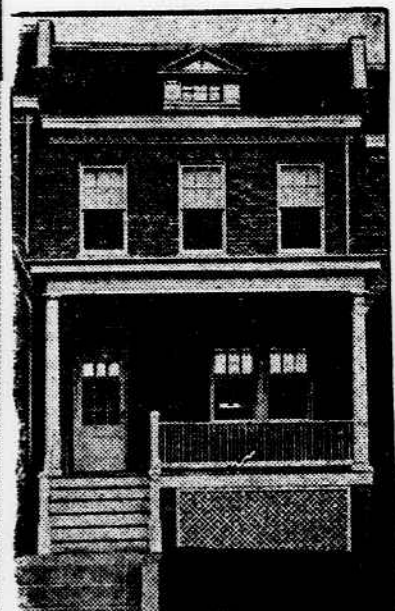
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Values like these in
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